

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 21, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-32634 - REVIEW OF CONDITION – APPLICANT: SEAN BAKER, BAKER CONSTRUCTION - OWNER: API NEVADA PROPERTIES

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval and Conformance to the Conditions of Approval for Site Development Plan Review (SDR-24986) and all other subsequent related case as required by the Planning and Development Department and Department of Public Works, except as herein amended.
2. Delete Condition Number 6 of Site Development Plan Review (SDR-24986) and replace with “a minimum of 50 percent of the ground floor façade at the Bridger Avenue and 4th Street frontages shall be glazed with clear or lightly tinted glass.”
3. Conformance to the building elevation plans date stamped December 12, 2008, except as amended by conditions herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Review of Condition Number 6 of an approved Site Development Plan Review (SDR-24986), which stated, "Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22 percent (as defined by the National Institute of Standards and Technology)." In addition, the applicant is requesting a change of material at the buildings south, west, and north elevations to an engineered architectural painted metal wall system in lieu of the windows and mesh screen at 233 South 4th Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/06	The Planning and Development Department approved a request for a Site Development Plan Review (SDR-13532) for proposed improvements to an existing building at 233 South 4 th Street.
12/05/07	The City Council approved a request for a Major Amendment (SDR-24986) to an existing Site Development Plan Review (SDR-13532) to decrease parking for a proposed Plaza at 233 South 4 th Street. The Planning Commission recommended approval on 11/08/07.
05/05/08	The Planning and Development Department and Department of Public Works approved a request for a Final Map Technical Review (FMP-27673) for the 4 th Street and Bridger Reversionary Map.
<i>Related Building Permits/Business Licenses</i>	
05/06/08	A building permit (107902) was issued for 1 st floor tenant improvements at 233 South 4 th Street. The permit is still active.
05/06/08	A building permit (107903) was issued for 2 nd floor tenant improvements at 233 South 4 th Street. The permit is still active.
05/06/08	A building permit (107904) was issued for 3 rd floor tenant improvements at 233 South 4 th Street. The permit is still active.
05/06/08	A building permit (107905) was issued for a trash enclosure at 233 South 4 th Street. The permit is still active.
05/06/08	A building permit (107906) was issued for onsite improvements at 233 South 4 th Street. The permit is still active.

<i>Pre-Application Meeting</i>	
12/09/08	A pre-application meeting was held with the applicant to discuss Title 19 and submittal requirements for the Review of Condition application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Proposed Plaza	C (Commercial)	C-2 (General Commercial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Federal Building	C (Commercial)	C-2 (General Commercial)
East	Financial Institution and Parking Lot	PF (Public Facilities)	C-V (Civic)
West	Office	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Review of Condition Number 6 of an approved Site Development Plan Review (SDR-24986). This condition stated, "Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22 percent (as defined by the National Institute of Standards and Technology)." In addition, the applicant is requesting a change of material at the buildings south, west, and north elevations to an engineered architectural painted metal wall system in lieu of the windows and mesh screen.

The proposed development is located within the Las Vegas Redevelopment and Downtown Centennial Plans. As proposed, the ground floor of the building would have solid metal panels along both street frontages instead of glazing, offering no visual interest for pedestrians or building patrons. One of the goals and objectives of the Downtown Centennial Plan is to create streetscapes that provide safety and comfort, while using expression lines and expression zones to create visually interesting facades using materials, colors, and/or relief for pedestrians. Those facilities located within the Office Core of the Plan are prohibited from using extended, blank, expressionless walls at street level.

The Downtown Centennial Plan, Section VI- Design Standards per District for the Office Core, paragraph 5(f) requires "Reflective or tinted glass not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian oriented areas."

It is recommended that glazing be used on at least 50 percent of the Bridger Avenue and 4th Street frontages of the building; while windows above the ground floor would be desirable, they are not as crucial to the aesthetics and safety of the pedestrian realm.

FINDINGS

Site Development Plan Review (SDR-24986) Condition Number 6 was placed on the subject property by the City Council to ensure compliance with the development standards as outlined in the Downtown Centennial Plan. The applicant agreed to these conditions when the Site Development Plan Review was approved. Removal of Condition Number 6 and approval of the change in materials would not meet the intended goals and objectives of the Downtown Centennial Plan, thereby diminishing the ambiance of comfort, safety, and interest for pedestrians along the corridor. Staff recommends denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 101 by Planning Department

APPROVALS 0

PROTESTS 0